

TABLE OF ZONING DISTRICT REGULATIONS

ZONING DISTRICT		LOT SIZE	WIDTH AT BUILDING LINE	HOUSE SIZE	SETBACKS				ADDITIONAL INFORMATION
					F	SIDE ST.*	S	R	
Agricultural	A-1	1 acre	150 ft.	N/A	50	50	10	30	STRUCTURES ACCESSORY TO THE RESIDENCE: 10 ft. side and rear setback, 50 ft. minimum front yard setback and shall not project beyond the front building line for the main residence unless a min. 100 ft. setback can be maintained. BARN & STRUCTURES FOR LIVESTOCK, POULTRY AND OTHER AGRICULTURAL USES: 50 ft. front, side and rear setback. 100 ft. from any residential structure on an adjacent lot or parcel.
Rural Zoning Classification/Rural Subdivision Standards	A-3	3 acres	150 ft.	N/A	50	50	10	30	
	A-5	5 acres	150 ft.	N/A	50	50	10	30	
	A-10	10 acres	150 ft.	N/A	50	50	10	30	
Country Homes District	RC-1	1 acre	120 ft.	1200 sq. ft.	35	35	20	35	DETACHED ACCESSORY BUILDING SETBACKS:
Single-Family Dwelling	R-1BB	5,000 sq. ft.	50 ft.	700 sq. ft.	20	20	5	20	Accessory buildings exceeding two-hundred sq. ft. (200 sq. ft.) in size and/or twelve feet (12') in height shall meet all of the setback requirements applicable to the main residential structure located on the same parcel. Accessory structures under two-hundred sq. ft. (200 sq. ft.) in size and under twelve feet (12 ft.) in height shall maintain a minimum 10 ft. side and rear yard setbacks except for property zoned R-1B & R-1BB where the side yard setback shall be the same as the requirements for the main residence (rear shall be 10 ft.) and RC-1 where the side and rear yard setback shall be 20 ft.
	R-1B	6,700 sq. ft.	60 ft.	700 sq. ft.	20	20	7.5	25	
	R-1	8,400 sq. ft.	70 ft.	700 sq. ft.	25	15**	7.5	30	
	R-1A	9,000 sq. ft.	75 ft.	1100 sq. ft.	25	15**	7.5	30	
	R-1AA	11,700 sq. ft.	90 ft.	1300 sq. ft.	25	25	10	30	
	R-1AAA	13,500 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30	
	R-1AAAA	21,780 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30	
One and Two-Family Dwelling (Duplex lot may be platted to facilitate separate ownership: min.lot size shall be 4,500 sq. ft. and 37.5 min. width at building line.)	R-2	9,000 sq. ft. for single or duplex dwelling unit.	75 ft.	1400 sq. ft. for Duplex, and 700 sq. ft. single-family	25	25	10	30	POOLS AND POOL SCREEN ENCLOSURES: Shall maintain a minimum 10 ft. side and rear yard setback unless abutting a water body, where-by, the pool shall maintain 15 ft. and the pool screen enclosure shall maintain a 25 ft. setback. GENERAL REQUIREMENTS: Accessory structures shall not project beyond the established front building line of the main residence. Corner lots are considered to have two front yards. See Land Development Code for accessory building setbacks for structures to house horses, livestock or fowl.
Multiple-Family Dwelling	R-3	Max. Density 13 du/ac with BCC approval			1-Story Building: 25' F, S & R 2-3 Story Building: 35' F, S & R				When abutting a Residentially Zoned District or Residential Land Use designation on the County's Comprehensive Plan, see the Land Development Code, Active/Passive buffer requirements, for the required setbacks. In the R-4 District, increase the setback by 10 ft. for each story over one.
	R-3A	Max. Density 10 du/ac with BCC approval							

	R-4	Max. density varies with BCC approval.			25	25	25	25	
Single-Family Mobile Home	RM-1	7,000 sq. ft.	70 ft.	N/A	20	20	10	20	See the Code for the buffer and setback requirements around the perimeter of the RM-1 or RM-2 Zoned property.
Single-Family Mobile Home Park	RM-2	5,000 sq. ft.	50 ft.	N/A	20	20	10	15	
Travel Trailer Park & Campsites	RM-3	See Land Development Code		N/A					No setbacks for the individual spaces. A 25 ft. setback is required around the perimeter of the entire park. See Land Development Code for details.
Planned Commercial District	PCD	Site Plan Required			25	25	0	10	When abutting a Residentially Zoned District or Residential Land Use designation on the County's Comprehensive Plan, see the Land Development Code, Active/Passive buffer requirements, for the required setbacks. NOTE: The Board of County Commissioners may impose more restrictive standards when necessary.
Planned Unit Development	PUD	Master Plan Required							Setbacks are established with the Final Master Plan.
Public Lands and Institutes	PLI				25	25	25	25	See Chapter 40 , Land Devel. Code for additional setback/buffer requirements.
Residential Professional	RP	See Land Development Code for Minimum requirements			25	25	10	30	Development of vacant property for office use shall comply with the requirements of the OP, Office Professional Zoning District. When abutting a Residentially Zoned District or Residential Land Use designation on the County's Comprehensive Plan, see the Land Development Code, Active/Passive buffer requirements, for the required setbacks.
Office Professional	OP	15,000 sq. ft.	100 ft.	See LDC	25	25	0	10	NOTE: In the M-1A, M-1 and M-2 zoning districts, the front yard setback for lots internal to an industrial park may be 25 ft. minimum.
Retail Commercial	C-1				25	25	0	10	
	C-2				25	25	0	10	
General Commercial & Wholesale	C-3				25	25	0	10	
Convenience Commercial	CS				50	50	0	10	
Restricted Neighborhood Commercial	CN				50	50	0	10	
Very Light Industrial	M-1A				50	50	10	10	
Industrial	M-1				50	50	10	10	
Impact-General Industrial	M-2				50	50	10	10	
University Community	UC								See the Land Development Code for the setback and building requirements.
Affordable Housing Dwelling	R-AH	SF-3600 sq.ft.	40 ft.						See the Land Development Code for the setback

		Duplex-7,200 sq. ft.	80 ft.	700 sq. ft. for each unit.					requirements.
		Duplex, or Triplex on a single lot	none						

Side street setbacks shall be the same as the front yard setbacks unless otherwise noted. **Side street setback less than 25 ft. requires approval by the Seminole County Traffic Engineer.

NOTE: If a parcel or lot is located within an Overlay District such as the Lake Mary Corridor, SR-46 Corridor, Markham Rd., Longwood Markham Rd., Lake Markham Rd. Corridor or Scenic Corridor District, the setback requirements may be more restrictive. **MEASUREMENT OF SINGLE-FAMILY AND DUPLEX DWELLING SETBACKS:** Front and Side Yard: measured perpendicular to the property line to the first vertical plane which intersects any portion of the structure other than a nominal roof overhang. An open, unroofed porch or paved terrace may project into a required front yard for a distance not to exceed ten (10) feet. For double frontage through lots, see the Land Development Code for the rear yard setback. Rear Yard: measured parallel with the side of the dwelling unit such that wherever the line strikes the closest property line shall be the point at which the rear yard setback is measured. Whenever a lot abuts an alley, one-half of the alley width may be considered as a portion of the required rear yard. Water front Yard: a waterfront yard is a yard required on waterfront property with depth measured from mean-high-water line. Irregular Shaped Lots: the lot width for irregular shaped lots, such as at the end of a cul-de-sac, may be reduced to 75% of the District requirement, providing all required bldg. setbacks are met. Fences: Closed fences or walls in excess of 3 ft. in height shall maintain a minimum 25 ft. setback from any property line abutting a street or road right-of-way.